139.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,184,800 / 1,184,800
					USE VALUE:	1,184,800 / 1,184,800
					ASSESSED:	1,184,800 / 1,184,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
120		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KING MICHAEL D
Owner 2:	
Owner 3:	
Street 1:	120 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HITCHINGS SINCLAIR H-ETAL -
Owner 2:	HITCHINGS CATHERINE F -
Street 1:	120 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,427 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1908, having primarily Wood Shingle Exterior and 2439 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8427.000	574,600	4,700	605,500	1,184,800
Total Card	0.193	574,600	4,700	605,500	1,184,800
Total Parcel	0.193	574,600	4,700	605,500	1,184,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.87 | /Parcel: 485.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 89503
GIS Ref:
GIS Ref:
Insp Date: 11/17/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 139.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	574,500	4700	8,427.	605,500	1,184,700	1,184,700	Year End Roll	12/18/2019
2019	101	FV	427,900	4700	8,427.	639,200	1,071,800	1,071,800	Year End Roll	1/3/2019
2018	101	FV	427,900	4700	8,427.	471,000	903,600	903,600	Year End Roll	12/20/2017
2017	101	FV	312,900	4700	8,427.	450,800	768,400	768,400	Year End Roll	1/3/2017
2016	101	FV	312,900	4700	8,427.	417,100	734,700	734,700	Year End	1/4/2016
2015	101	FV	294,700	4700	8,427.	349,900	649,300	649,300	Year End Roll	12/11/2014
2014	101	FV	294,700	4700	8,427.	341,800	641,200	641,200	Year End Roll	12/16/2013
2013	101	FV	294,700	4700	8,427.	325,600	625,000	625,000		12/13/2012

!10771!

PRINT

Date	Time
12/11/20	01:02:49

LAST REV

Date	Time
03/03/20	09:52:57

danam

PAT ACCT. 10771

USER DEFINED

Prior Id # 1:	89503
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HITCHINGS SINCL	66058-493		9/11/2015		750,000	No	No		
	14271-520		4/1/1981		106,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2019	1870	Add Bath	28,600	O				
10/6/2015	1498	Renovate	20,000					
9/10/2015	1316	Renovate	70,000		9/10/2015			Demo and repair ki
3/23/2010	212	Re-Roof	6,000					FRONT OF HOUSE
4/19/2006	280	Manual	6,500					strip and reside l
3/9/2004	143	Re-Roof	11,000			G6	GR FY06	& residing, rear o

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2016	Left Notice	DGM	D Mann
11/17/2008	Meas/Inspect	163	PATRIOT
2/16/2005	Permit Visit	BR	B Rossignol
11/6/2000	Hearing N/C	189	PATRIOT
11/3/2000	Inspected	264	PATRIOT
12/8/1999	Missed Appt.	264	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	264	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8427		Sq. Ft.	Site		0	90.	0.80	10									605,531						605,500	

Total AC/HA: 0.19346 | Total SF/SM: 8427 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 605,531 | Spl Credit | Total: 605,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17578864
Const Adj.:	1.00800002
Adj $ / SQ:	154.075
Other Features:	88500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644147
Depreciation:	69568
Depreciated Total:	574579

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

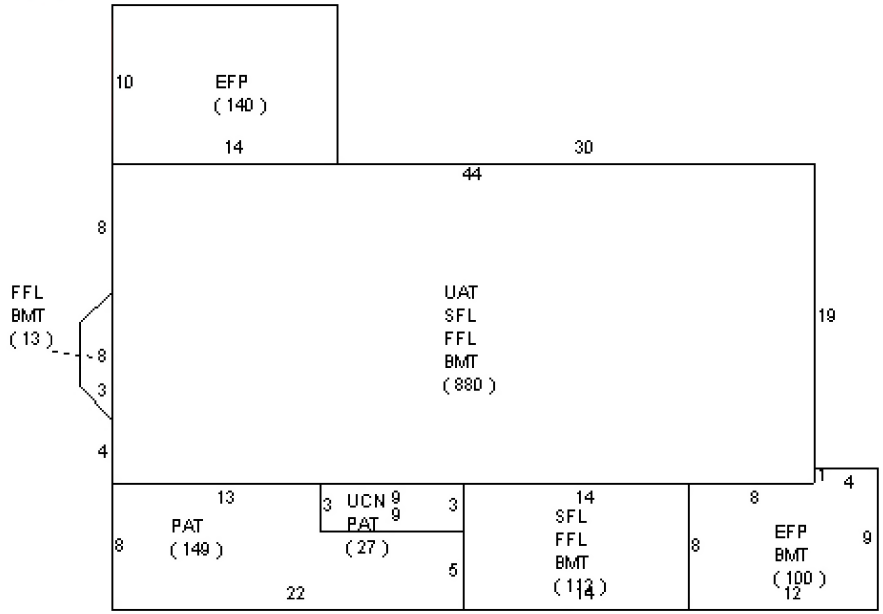
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	204.92
Special Features:	0	Val/Su Net:	152.62
Final Total:	574600	Val/Su SzAd	287.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,105	55.240	61,036
FFL	First Floor	1,005	154.080	154,846
SFL	Second Floor	992	154.080	152,843
EFP	Enclos Porch	240	38.880	9,331
UAT	Upper Attic	220	73.960	16,270
PAT	Patio	176	4.420	777
UCN	Canopy	27	26.610	719

Net Sketched Area:	3,765			Total:	395,822
Size Ad	1997	Gross Are	4425	FinArea	2439

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30		
UAT	100	FLA	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1930	21.94	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700